



47 Wellbrooke Gardens, Chandler's Ford, SO53 1TN

£475,000

A wonderful three bedroom detached family home presented to an exceptionally high standard throughout and located in the popular South Millers Dale area. The property is well positioned for access to local amenities on Hursley Road together with woodland walks through Ramalley Copse and Flexford nature reserve. The house itself provides many wonderful attributes to include an impressive 18'3" x 9'9" kitchen/dining space opening to the rear garden together with a sitting room and modern cloakroom on the ground floor. On the first floor are three good sized bedrooms and modern fitted bathroom. There is the benefit of a garage to the side of the property and a delightful rear garden affording a pleasant westerly aspect. The property is also being offered for sale with no forward chain and is located within the popular Thornden School catchment.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Modern white suite comprising wash basin, wc.

Sitting Room:

15' x 11'2" (4.57m x 3.40m) Bow window, gas point for fire.

Kitchen/Dining Room:

18'3" x 9'9" (5.56m x 2.97m) Fitted with a comprehensive range of units and wooden worktops, electric double oven, electric hob with extractor hood over, built in microwave, dishwasher, integrated fridge/freezer, space for table and chairs and double doors to rear garden.

First Floor

Landing:

Airing cupboard housing boiler.

Bedroom 1:

14'9" x 10'6" (4.50m x 3.20m) Fitted wardrobe.

Bedroom 2:

10'10" x 10'2" (3.30m x 3.10m) Hatch to loft space.

Bedroom 3:

9'10" x 7'6" (3.00m x 2.29m)

Bathroom:

7'2" x 6'6" (2.18m x 1.98m) Modern white suite comprising bath with shower unit over and glazed screen, wash basin, wc, tiled walls.

OUTSIDE

Front:

To the front of the property is a driveway affording off street parking leading to the garage and side gate to rear garden.

Rear Garden:

Approximately 33'8" x 26'6" Enjoying a pleasant westerly aspect. Adjoining the house is a deck leading onto a lawn surrounded by well stocked borders and enclosed by contemporary fencing.

Garage:

18'3" x 8'11" (5.56m x 2.72m) Electric roller door, light and power, space and plumbing for appliances, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

978sqft/90.8sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and battery operated lights

Infant/Junior School:

Chandlers Ford Infant/Junior School

Thornden Secondary School:

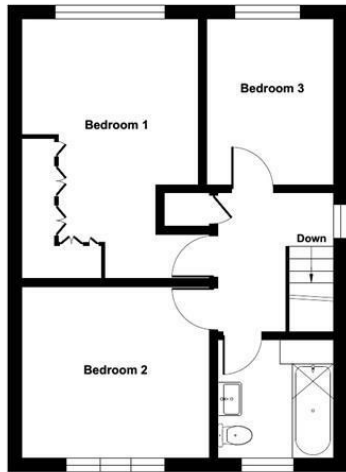
Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

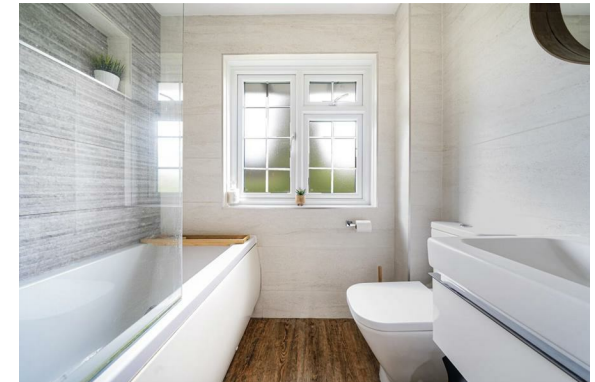


FIRST FLOOR



GROUND FLOOR

Ground Floor = 495 sq ft / 46 sq m
 First Floor = 483 sq ft / 44.8 sq m
 Total = 978 sq ft / 90.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1133791

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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